

Planning and Zoning Commission
AGENDA ITEM REPORT
E.1



To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2026-01) zoning district. **Case 1874-Z/Gateway Park Planned Development (PD) Zoning Amendment.**

Meeting: Planning and Zoning Commission - June 10, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the PD amendment.

BACKGROUND INFORMATION:

The Gateway Park mixed use development and associated Planned Development zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021. The PD encompasses approximately 60.5-acres tract of land, which is partially developed.

The Gateway Park PD has been amended a few times to facilitate construction of an anchor grocery store – Tom Thumb, a multi-tenant retail building, and a gasoline service station within this property. Additionally, two pad sites along Belt line Road have been approved for development, requiring amendment of the PD.

Concept Plan Amendments

There are several pad sites identified on the Gateway Park PD concept plan along Town East Blvd. and Belt Line Rd. which shows their assigned land use and general layout. Recently, the Town has received an application to develop a multi-tenant retail/restaurant/office building on Town East Blvd. This area was previously designated as two separate pad sites along Town East Blvd. The applicant is proposing to combine these areas into a single 3-acre site, identified as Pad Site #1. The combined acreage of the original pad sites was slightly smaller

than the newly proposed site. In addition, the former athletic club site has been reconfigured, resulting in the creation of new Pad Sites #3 and #4.

Additionally, Pad Site # 8 along Belt Line Road previously designated for retail/restaurant use is proposed to be updated to allow retail, restaurant, and office uses. Due to all the changes in the uses, size, and layout on these pad sites, the applicant is required to amend the concept plan, so that the site plan applications for these areas can be compliant with the PD concept plan.

PD Development Standards Amendment

A portion of the property immediately south of Gateway Park is owned by First Baptist Church, which has expressed concerns regarding security, access, and parking impacts associated with the proposed athletic fields. The applicant is currently proposing a black vinyl-coated chain-link fence along the shared property line. The developer and representatives of the church are continuing to discuss additional screening options to further mitigate potential impacts.

To require fencing along the southern property line of Gateway Park, the PD ordinance must be amended to incorporate specific fencing and screening standards.

PUBLIC NOTICE:

31 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on May 27, 2026. Two signs were posted on the subject property on the same date as well. As of writing this report, the town has not received any response with regards to the PD Amendment request.

ATTACHMENTS:

[Map](#)
[Gateway Park Concept Plan](#)